



Town of Jericho  
DEVELOPMENT REVIEW BOARD

67 Route 15  
Jericho, VT 05465

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INST: 11008369

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JESSICA R. ALEXANDER, TOWN CLERK  
JERICHO, VT

**Via Certified Mail**

September 15, 2016

Old Morgan Orchard LLC  
P.O. Box 1088  
Jericho, VT 05465

RE: Conditional use approval and PUD review for a 6 unit (3 duplexes) residential development at 20 Morgan Road (MR020). This parcel is located in the Rural Residential Zoning District pending (Low Density Residential District), Jericho Vermont

Dear Mr. Veve:

At a meeting of the Jericho Development Review Board held on 11, August 2016, the Board heard your request for a conditional use approval and PUD review (requested 50% density bonus) for a 6 unit (3 duplexes) residential development at 20 Morgan Road (MR020). This parcel is located in the Rural Residential Zoning District pending (Low Density Residential District)., Jericho Vermont

After review of the application, the Board voted to deny your request for a 50% density bonus and the 6 unit PUD proposal. Listed below are the Findings as well as the decision by the Development Review Board on September 8, 2016:

**FINDINGS OF FACT**

1. The DRB found that in requesting the density bonus the energy efficiency standard proposed is essentially the same as the State minimum standard and the purpose of the density bonus provision is to provide an incentive for high performance building thus the density bonus as proposed would not warrant a granting
2. The DRB found the applicant did not provide an overall landscape site plan for review.
3. The DRB found that the applicant's proposed site plan for the road (Oriole Orchard Road) and driveways did not meet the required width standard as stated in the letter of review from the Duty Officer for the Underhill-Jericho Fire Department.

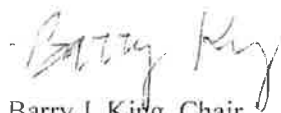
4. The DRB found that the applicant provided designs and proposed layout for only building #1. units #1 & #2.
5. The DRB found that the applicant proposed to build units #3-#6 or buildings #2 - #3 as "build-to-suit" which leads to future uncertainty for the board.
6. The DRB found that the applicant provided an example deed for the units based on another project.

A motion was made by York and seconded by Jacobs to deny the density bonus request for Old Morgan Orchard LLC PUD at 20 Morgan Road in Jericho, Vermont. In favor of the motion: 5 Opposed: None. Abstained: none. Absent: none. Motion to deny carried 5 - 0. The density bonus request was denied.

A motion was made by King and seconded by Flynn to deny the PUD application for Old Morgan Orchard LLC PUD at 20 Morgan Road in Jericho, Vermont. In favor of the motion: 5 Opposed: None. Abstained: none. Absent: none. Motion to deny carried 5 - 0. The PUD application request was denied.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: Vermont Superior Court, Environmental Division, 2418 Airport Rd., Suite 1, Barre, VT 05641 8701. The current filing fee for an appeal is \$262.50, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-828-1660.

Sincerely,



Barry J. King, Chair  
Jericho Development Review Board

cc: Interested Parties  
Town Clerk  
Town Planner  
Zoning Administrator  
Lister - Town of Jericho  
Selectboard